



Upper Uwchlan Township
Board of Supervisors Workshop

March 11, 2014

4:00 p.m.

Minutes

Approved

In attendance:

Cathy Tomlinson, Chair
Kevin Kerr, Vice-Chair
Guy Donatelli, Supervisor

Cary Vargo, Township Manager
Gwen Jonik, Township Secretary
John DeMarco, Police Chief
Dave Leh, Township Engineer

Invited Guests:

Bob Schoenberger and Mary Lou Farrow, Co-Chairs - Village Concept Committee
Natasha Manbeck and Chris Williams, McMahon Associates

Melissa Luperi, CarSense;
Bob McHugh;
Richard DeAngelis, AT&T;
Steve McNaughton

Cathy Tomlinson called the Workshop to order at 4:02 p.m.

Eagleview Corporate Center Lot #1

Presentation and Discussion re: Residential Zoning Amendment

Neal Fisher of The Hankin Group provided a brief history of the development of the Eagleview Corporate Center, designed to be a walkable community -- a combination of homes, employment opportunities, services, a town center, office, industry. The current economic environment isn't supporting the need for new office space so Hankin is proposing multi-family dwellings on a portion of Lot #1 within Eagleview Corporate Center - Upper Uwchlan Township. A senior community center is proposed within Eagleview Corporate Center in Uwchlan Township, Hickory Park is easily accessible.

The sketch plan presented this evening depicts a 6-7 acre parcel containing 1 U-shaped 4-story apartment building to house @ 90 1-2 BR apartments, and a storm water management basin. The 1 BR would be 1,000 SF; 2 BR 1,200 SF; 200 parking spaces; high-quality construction; rent @ \$1,600-\$1,800/month; common facilities such as pools and fitness centers available in other Eagleview Corporate Center residential buildings; main access from Stockton Drive, perhaps a secondary access from Township Line Road; internal mailboxes; 1-2 dumpsters; most likely hire a Property Management Team.

A formal proposal will seek relief to reduce the buffer/setback to 100' (150' required by Ordinance) and to allow for a 4-story structure.

Board of Supervisors comments included the following, with Mr. Fisher's responses in *italics*:

1. the neighbors have been impacted by so many things over the years; thought this was going to be a commercial use, not residential. Lot 1 sits high so this building would be quite obvious. This will bring additional traffic and noise at all times, not just daytime.
The lot is lower than first perceived. The building might be only 3 floors above road grade and with reduced space between floors, the building will match or be visibly comparable to the Bentley Office buildings. Municipal Services such as police, EMS, shouldn't be impacted any greater than the apartments in Uwchlan Township.
2. Apartment lighting would be more intrusive than office building lighting;

3. Is there adequate buffer between Kendra Drive and the parking area;
*Yes, enhanced buffer and plantings so the landscape is tiered with the building;
Most likely a retaining wall.*
4. If considered/approved, what is Hankin's timeline; *at least a year away.*
5. Could the building be pushed toward Stockton to increase the buffer with Kendra Drive properties; yes.
6. wouldn't they feel removed from the rest of Eagleview residents; *it's about 1300 ft to the Uwchlan amenities*
7. how many children were or will be added to the School District from Uwchlan Township's apartments? *Hankin recently conducted a study and it depends on the rent – comparable rentals work out to 16 school-age children from 90 apartments. The cost to educate is outweighed by the real estate and EIT tax revenues.*

Comments by Chief DeMarco, Bob Schoenberger, Mary Lou Farrow and Steve McNaughton included:

- A. Regarding the density, at 8 units per acre, that would work out to 48-56 units. Isn't 90 going to be too crowded? *The size of the parcel would be enlarged and could carry it out to Sierra Drive to achieve the 90 units.*
- B. The buffer shouldn't include trees that are leafless over the winter. *This concern would be addressed by reduced lighting after 9:00 p.m. to 25%, just enough for safety, and strategically placed.*
- C. What would be the increased traffic count? *A preliminary traffic study will be done.*
- D. Reiterated the thought that Eagleview is industrial/commercial, not residential.
- E. The 4-story building height is a concern.
- F. This is countering the Township's efforts to increase business / commercial / industry. *The Township would benefit through \$35,000+ in EIT and real estate tax revenues. Eagleview Corporate Center is attractive to businesses due to the proximity to the Turnpike, and providing housing for their employees in a walkable community is beneficial.*

The Supervisors suggest the idea be discussed with other Township Boards and Commissions.

Limited Industrial (LI) Zoning District

Presentation and Discussion re: Municipal Recreational Use in the LI District

Cary Vargo introduced a proposed Zoning Ordinance amendment to add "Municipal Recreational Use" through the Board of Supervisors' Conditional Use Approval process to the LI District Zoning Ordinance. Background for the drafting of this amendment is that the existing Struble Trail Trailhead at Dorlan Mill Road, in the LI District, is a non-conforming use. Chester County has submitted a Struble Trail Trailhead Improvement Project which increases the non-conforming use and that is not permitted. The County's project could be aided through this Conditional Use process. The proposed Zoning Ordinance amendment will be forwarded to the Township Planning Commission for review and discussion at their March 13, 2014 meeting.

Village Transportation Plan

Presentation by McMahon Associates

Natasha Manbeck provided a summary of the development of the Village Transportation Plan and Concept Drawings. Meetings were held with the Village Concept Committee over the past year or so to develop a Transportation Plan providing for or enhancing a safe environment for multi-modal transportation – pedestrian, bicycling, vehicular – while supporting the businesses/economy along the Route 100 corridor and the Village of Eagle. Several meetings were held with business and property owners (Stakeholders) along Route 100 and in Eagle Village to gather additional perspectives and suggestions and those suggestions were incorporated into the concept drawings. Ms. Manbeck stepped through the Plan, presenting the concept drawing for each Section of the corridor.

Richard DeAngelis reiterated AT&T's (Little Conestoga Road) desire to have both of their driveways accessible and the driveway closest to Route 100 can be right-in/right-out only.

Melissa Luperi, CarSense, reiterated their concerns with pedestrians and cyclists safely crossing their driveway. The speed of vehicles entering the property from Route 100, delivery trucks, tractor trailers, is cause for concern when mixed with cyclists or pedestrians crossing the driveway. They are also concerned with losing some of the trees lining their property due to placement of the trail and the notation on the drawing that their "Service" sign needs to be relocated. Several suggestions were offered by the Board of Supervisors regarding the trail crossing the driveway: sharply curve the trail away from Route 100 or install bollards so cyclists have to slow or dismount; perhaps something can be worked out with the adjacent property owner so that the CarSense deliveries can take place to the rear of the property, behind Citadel Bank, at the entrance to the Eaglepointe Industrial Center.

Ms. Manbeck highlighted the prioritization of the projects, as determined by the Village Concept Committee, the key next steps and funding opportunities.

Mary Lou Farrow and Cary Vargo commended McMahon's work developing this Plan.

The Board of Supervisors would like the Village Transportation Plan distributed more widely for review and comment, including posting it on the Township website, and move toward adoption of the Plan this Spring.

Township Manager's Report

Cary Vargo provided updates for the following projects: Toll Brothers is working to reduce the costs for constructing the trails at Upland Farm – the bids are much higher than estimated; the Upland Farm house is in need of some repair before it should be rented – Cary Vargo and Al Gaspari will prepare a list, have the Supervisors approve the work, and have the repairs affected prior to rental. The Board was asked to determine if tax-exempt entities, such as Homeowners Associations, should pay the annual fire hydrant fee, to which they responded: Yes, tax-exempt entities should pay the annual fire hydrant fee.

Kevin Kerr asked about a proposed day care facility in Windsor Ridge. Cary Vargo advised there has an interested Party researching the original Windsor Ridge Conditional Use Approval which included a day care facility next to the Community Center.

Kevin Kerr inquired of the Byers Station Homeowners Association application to the Zoning Hearing Board regarding adding outdoor lighting. Cary Vargo advised a variance is being sought to install lights along trails or in the areas without street lights and they'd like to use a different type of light. The Board did not support the Application, believing they should be compliant with the Township lighting ordinances for community consistency.

Guy Donatelli asked about construction of a trail along Route 401. Cary Vargo advised West Vincent Township is interested in extending/connecting the trail from their Township Park to the trail at the Vineyard Church. West Vincent would design and install the trail; we would need to gain the support and permission of St. Matthews Church.

Open Session

There were no comments offered.

Adjournment

There being no further business to be brought before the Board, Cathy Tomlinson adjourned the Workshop at 7:02 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary